



Access Statement for Granary Cottages

The cottages were converted in the 1980's from an old grain store. They are of brick, timber and stone construction under a tiled roof. They are semi-detached cottages, with 4 garages underneath and to the front of the property.

The property is approached along a tarmacadamed driveway and there is parking to the side of the property.

Reception

On turning into our driveway by the wooden belltower, follow the drive past the farmhouse, granary cottages, through a metal gate to the end. Behind a stone wall on your right is Brooches Barn, where Reception is.

East Granary

East Granary is approached by steps constructed of stone with concrete block step, each measuring (approx)98cm long x 32cm wide, height of each step: approx 16cm each. Top step measurig117cm x 130cm. The steps have a metal handrail to one side and stone wall the other. The entrance to the property is a wooden door with handle, key lock and diamond window. Door = 80cm wide/32" x 196cm high. Outside light over door (operated from inside). The entrance door has an internal slide lock and opens onto

Hallway, 380cm long x 114cm wide

Fully carpeted, 3 coat hooks, electric meter box, chair and immersion heater switch for water. Ceiling light. Turning corner to

Kitchen

Fully equipped kitchen with 5 floor cupboard and drawers over (4 operational), 1 wall cupboard and a set of wall shelves. Single drainer stainless steel sink unit. Freestanding electric cooker; 4 ring hob, oven front opening door, with separate grill unit over, also front opening. Kettle, vegetable steamer, microwave. Floor standing fridge under unit, measuring 85cm high x 54cm wide. Small freezer box at top. Window & velux window light facing gardens, linoleum flooring, ceiling light. Oblong table with 4 chairs.

Hallway, (92cm wide x 337cm long) fully carpeted, ceiling light & velux window (pole to open window), fire blanket & fire extinguisher, continues to

... Escape to a different place and time.

ASHTON COURT

Granary Cottages at Ashton Court



Bedroom

Fully carpeted, window to gardens, one x 2 wall light. 4'6"/157cm wide double bed with wooden headboard made up of 4 pillows & pillowcases, duvet & duvet cover, flat sheet over mattress. Two bedside cupboards, both with table lamps, 5 drawer chest with mirror over, walk-in cupboard with 2 wooden doors containing hanging rails, ironing board and iron.

Bathroom (opposite bedroom, across corridor)

Linoleum floor, wall light operated by pull switch. 850 Gainsborough Gsi shower unit, handrail and folding door over bath. Bath 50cm high. Hot and cold separate bath taps (other end to shower unit). White pedestal basin with mirror over and shaver point. Velux window. Toilet. Pull switch for shower operation.

Hallway continues to

Lounge

Fully carpeted, 2 lots of 2 wall lights, 5 windows. One, three seater & one two seater leather sofa, 2 leather pouffes. TV, separate DVD player and unit. Coffee table, side table, wooden chair and dresser with table lamp. Freestanding floor lamp. Electric fire.

Staircase leads from the lounge, fully carpeted with wooden handrail. Seven steps (measuring approx 80cm wide x 19cm high), then half landing (measuring 87cm x 82cm) with cupboard incorporating shelves with blankets and the water tank. Overhead ceiling light. Five further steps lead to door, Suffolk latch to

Bedroom 2

Fully carpeted, 3 single beds, 2 bedside cupboards with table lamps, 4 drawer chest with mirror over, ceiling light. 2 built in cupboards with wooden doors & hanging rails inside. Window overlooking fields

Please note all rooms have radiators and gas central heating is available from a separate boiler to the property.

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Granary Cottages at Ashton Court

West Granary

West Granary Cottage is approached by 10 steps, of stone with concrete block step, each step measuring (approx) 95cm long x 32cm wide. Top step measuring 148cm x 120cms. The steps have a metal handrail one side, and stone wall the other. The entrance to the property is a wooden door with handle, key lock and diamond window. Door = 80cm wide/32" x 196cm high. Outside light over door (operated from inside). The entrance door has an internal slide lock and opens onto

Hallway, 378cm long x 112cm wide

Carpeted, 3 coat hooks, electric meter box and immersion heater switch for hot water. Ceiling light. Turning the corner to

Kitchen

Fully equipped kitchen with wall and floor units, single drainer stainless steel sink unit, electric cooker (freestanding - 90cm high); oven, grill & 4 ring hob. Kettle, radio, steamer, sandwich maker, microwave & toaster. Saucepans, baking trays, etc. Crockery and cutlery for 4. Fridge under units, 83cm high x 53cm wide. Wooden round table and 4 wooden chairs. Linoleum floor and ceiling light.

Hallway, (92cm wide x 337cm long) fully carpeted, ceiling light & velux window (pole to open window), fire blanket & fire extinguisher, continues to

Bedroom, (370cm long x 252cm wide)

Contains double bed with wooden headboard, 138cm wide (4'6"), 2 bedside cupboards, dressing table with shelf, mirror & 3 drawers. Carpeted, velux window & wall light. Storage cupboard (measures 252cm long x 82cm wide), front opening wooden door containing 2 hanging rails, ironing board & iron.

Bathroom (opposite bedroom, across corridor)

Linoleum floor, 1 wall light operated by pull switch, toilet, single pedestal basin with mirror & shaver point. Bath with Mira Sprint Shower over (pull switch to operate), folding shower door. Bath, 50cm high, also with hot & cold taps & separate showerhead.

Hallway continues to

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Granary Cottages at Ashton Court

Lounge

Fully carpeted, 2 lots of 2 wall lights, 5 windows. Three seater leather sofa, armchair and pouffe. Television and separate video player, dresser, nest of tables, wooden chair, two further small tables and electric fire. Freestanding pedestal light. Thermostat for heating.

Staircase leads from the lounge, fully carpeted with wooden handrail. Six steps then half landing with cupboard incorporating shelves with blankets and the water tank. Overhead ceiling light. Six further steps lead to

Bedroom 2

Fully carpeted with 2 single beds (space for further bed/cot), chest of drawers with 4 drawers & lamp, bedside table & lamp, chest with 3 drawers & lamp, 1 chair. Ceiling light, velux window with views to garden. Two built-in cupboards with hanging rails.

Please note all rooms have radiators and gas central heating is available from a separate boiler to the property.

Laundry Room

Located to the side and underneath West Granary. One step down, measuring 16cm down x 75 cm high. Flooring linoleum and matting, overhead strip lights. Range of floor cupboards. Guest information boards and leaflets. Coin operated £1 per wash, washing machine and 20p coin operated dryer. Belfast sink with hot and cold taps over. Chair, coin operated telephone (no: 01584 711431). Fridge freezer for guests use.

Games Room

Situated across driveway, from cottages, through metal gate and over grass in a barn. Two concrete steps up; measuring 24cm high, 105cm long x 33cm wide. Second step is 22cm high (approx). Concreted floor with matting contains Pool Table (coin operated), 2 cues, Table Tennis table, net and two bats. Sofa and two chairs. Two ceiling lights. Football game and Darts board.

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Granary Cottages at Ashton Court

Gardens

Opposite the granary 2 stone steps lead to a patio area with seat surrounded by mature shrubs. The stone pathway continues to further steps along a path to the play area with swings and seesaw on grass. Football net & climbing frame. Rotary clothes line for guests use. An archway leads to a patio area with seating and charcoal BBQ for guests use. The gardens are laid to grass with shrubbery and mature trees.

Walks

Guests are welcome to walk through our fields but please remember to follow the *Countryside Code*.

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